

8/01/05 - Monday, August 1, 2005

CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES

Meeting of August 1, 2005

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Tappen, Waedt, Kaiser, Duax, FitzGerald, Ms. Jensen, Ms. Kincaid

Staff Present: Messrs. Huggins, Reiter, Genskow, Ivory

The meeting was chaired by Mr. Levandowski.

1. **CONDITIONAL USE PERMIT (CZ-0523) “ Garage, 3723 Oak Knoll Drive**

Daniel Halverson has submitted a request for a conditional use permit to allow a garage in excess of the accessory use standards at 3723 Oak Knoll Drive. Applicant is proposing a 20TM x 32TM addition to the rear of the existing home, which includes a double garage with patio area. This addition with the existing 840 square foot garage on the residence brings the total garage area to 1,480 square feet. Applicant states the garage addition is needed for boat storage.

Daniel Halverson, the applicant, spoke in support. No one appeared in opposition.

Mr. Kaiser moved to approve the conditional use permit application. Ms. Kincaid seconded and the motion carried.

2. **GENERAL SITE DEVELOPMENT PLAN (PZ-0505) “ Mt. Washington Ski Jump Improvements, Menomonie Street**

Robert Root has submitted a General Site Development Plan in a P Public District for improvements proposed at the Mt. Washington Ski Jump located southwest of Menomonie Street and Mt. Washington Ave. Applicant is proposing to return the grade of the hill to its natural state so that the ski jumping structures on the hill are at grade rather than a wood-frame structure above grade. The only exception would be that the taller 40-meter jump would remain a wooden structure above grade. Applicant is also proposing to create a skier deceleration zone at the base of the hill with a 3 to 5 foot incline or counter slope to stop skiers after their jump.

City Engineer approval of the grading plans for this project is recommended. The stairs for the ski jump would also be moved to the east side of the jump area. The judgeTMs stand would also be moved east of the stairs. A future tow rope could be added to the facility as illustrated on the site plan. A new 20TM x 40TM garage for storage would be added at the base of the hill next to the existing structure on site. All other aspects of the site would remain the same.

The project was reviewed by the Waterways and Parks Commission, which has recommended approval.

Robert Root, the applicant, spoke in support. Mr. Root noted that funds for the proposed work would come from donations and fundraising.

Mr. Duax moved to recommend approval of the General Site Development Plan subject to City Engineer approval of the grading plans. Mr. Waedt seconded and the motion carried.

3. **GENERAL SITE DEVELOPMENT PLAN (PZ-0506) “ City Brush Collection Site, Jeffers Road**

The City of Eau Claire is requesting approval of a General Site Development Plan in a P Public District to allow a brush site on City-owned land on Jeffers Road. The Plan Commission approved this property as a park site in January of 2004 at the time the Commission recommended acquisition of this parcel. The site plan shows the proposed brush site, the community gardens (which presently operate at this location), a proposed detention pond and a future softball complex with parking lot.

The City plans on grading the entire property at this time and would return with detailed site plans for the softball complex and parking lot at some future date. The excess fill from the grading of the softball complex would be used to create the berms around the brush site as illustrated on the site plan. A gravel road would be provided as access to the brush site from Jeffers Road. Landscaping would be included on the top of the berms around the brush site to heighten the screening effect.

Phil Fieber, Director of the Parks and Recreation Department, was present at the meeting and provided an overview for the proposal.

Mr. FitzGerald moved to recommend approval of the General Site Development Plan. Ms. Kincaid seconded and the motion carried.

4. **FINAL PLAT (P-03-05) “ Shorewood Heights, West Shorewood Drive**

Steen Developers has submitted a final plat for Shorewood Heights located on the south side of W. Shorewood Drive, east of Jeffers Road. The plat creates 54 lots for single-family residential development. The final plat is consistent with the preliminary plat as approved by the Plan Commission. The one exception is that Outlot 1, which is shown on the preliminary plat along S. Shorewood Drive in the lower and eastern portion of the property, has been moved to an area west of Shorewood Heights Parkway on the final plat.

Outlot 1 is the proposed storm water detention area for this development. It was found with the DNR review of this project that there is a wetland area where the regional storm water detention pond was originally proposed. Applicant, therefore, has moved the storm water detention area to the area shown on the final plat and will be combining that with a larger storm water detention area planned on the property to the west under the Xcel Energy power line.

Applicant has added to the final plat a notation of wetland setbacks and labeling the area non-buildable around the wetland that was found by the DNR. Two lots are then proposed for development along the lower portion of the property on S. Shorewood Drive. Both of these lots are 1.5 acres in size or larger and would be served with private septic system and well. The right-of-way dedication of 8 feet along the south side of W. Shorewood Drive is indicated on the plat. The right-of-way dedication of 5 feet along S. Shorewood Drive is also indicated on the plat.

A curve radius connecting these two with better vision triangle is also provided. Areas in excess of 20% slope, wetland area setbacks, and drainage easements are indicated on the final plat as non-buildable. The existing buildings on the property are noted as to be removed. A temporary cul-de-sac is provided at the south end of Shorewood Heights Parkway. Access restriction is noted for Lots 1, 29, 30 and 38 to W. Shorewood Drive. The development agreement for street and utility construction will be forwarded with the final plat for City Council consideration at the next meeting.

Mr. Genskow provided an overview of the proposed drainage details for the development.

Scott Kramer, Kramer Land Design Studio, spoke in support of the final plat on behalf of the applicant.

Richard Putzy, 5621 S. Shorewood Drive, recommended that some form of permanent monuments or markers be placed along the perimeter of the wetland to prevent future encroachment into this area.

The Commission discussed this suggestion and the best method to accomplish the protection of this wetland.

Mr. Tappen moved to recommend approval of the final plat with the condition that a restrictive covenant be placed on lots 53 and 54 making record of the wetland on such properties and noting that the location of the wetland is delineated on the plat. Mr. Duax seconded and the motion carried.

FINAL PLAT (P-09-05) “ Shorewood Haven West Addition, West Shorewood Drive

Fred DesForge is requesting approval of the final plat for Shorewood Haven West Addition located on the north side of W. Shorewood Drive, east of Jeffers Road. The plat creates 18 lots for single-family residential development. The final plat is consistent with the preliminary plat as approved by the Plan Commission.

A 30TM front yard landscaping and drainage easement is provided as proposed with the preliminary plat. A 15TM to 30TM front yard setback is noted beyond this easement. Eight feet of right-of-way is dedicated along the north side of W. Shorewood Drive. The development agreement for street and utility construction will be forwarded to City Council for consideration with this final plat and will need to be finalized prior to signatures being placed on the plat.

Mr. Genskow discussed the drainage details for the plat that includes the use of rain gardens along the front of each lot.

Jeff Bunch, TEC Design, spoke in support of the final plat on behalf of the applicant.

Mr. FitzGerald moved to recommend approval of the final plat. Ms. Kincaid seconded and the motion carried.

6. ALLEY VACATION “ West of Fifth Avenue, South of Chippewa Street

John Mogensen has requested the City to consider vacating an alley west of Fifth Avenue from Chippewa Street to the east/west alley north of Water Street. No public utilities are located within this alley.

Mr. Genskow noted that no public utility easements would be necessary within the vacated right-of-way.

Mr. Duax moved to recommend approval of the alley vacation with the release of utility easements. Mr. Waedt seconded and the motion carried.

SITE PLAN (SP-0514 AMD.) “ Sign for RCU Facility, Moholt Drive

RCU has submitted a request to amend the site plan for their bank facility on Moholt Drive to allow a reduced setback for a sign along the west side of their property that abuts North Clairemont Avenue. The Plan Commission, in its approval of the original site plan for this project, required a 50TM setback from Clairemont Avenue, which is the standard setback from State right-of-way. Applicant is requesting a 27TM setback for this sign. The Plan Commission has in the past allowed a reduction of the setback down to 20 feet along State right-of-way for signs of reduced height and smaller sign area.

The Plan Commission approved such a reduction in setback for Burger KingTM's sign (located to the north) provided it did not exceed 20 feet in height and 100 square feet in size. Burger King decided to reduce the sign height to 16 feet when it was installed. Staff feels that the design of applicantTM's sign as submitted exceeds the maximum size allowed for a ground sign in a C-2 zoning district. Staff recommends that the applicant redesign the sign to be consistent with the height and size of the Burger King sign to the north.

Dirk Snyder, Sign Art, speaking on behalf of the applicant, spoke in support of the request. Mr. Snyder stated that he felt that the RCU property should be allowed to have a taller sign than the Burger King property. He added that the top portion of the proposed sign should be the only portion of the sign that should be counted as sign area.

Vicky Hanes, RCU, spoke in support. Ms. Hanes stated that RCU had installed a very similar sign at their Bellinger Street location.

The Commission discussed the request and noted that they disagreed with staffTM's interpretation as to what portion of the sign should be used to calculate the size and area of the sign.

Ms. Kincaid moved to approve the amendment to SP-0514 to allow a ground sign for RCU at a 27-foot setback from North Clairemont Avenue, 20 feet in height and 150 square feet in size. Mr. Waedt seconded and the motion carried.

8. SITE PLAN (SP-0529) “ Office Building, Oakwood Hills Parkway

Mark Held has submitted a site plan for an office building to be located on the west side of Oakwood Hills Parkway, north of Damon Street

within a C-2P district. The site plan shows a 7,260 square foot building with 6,973 square feet of office space and parking for 32 vehicles. Required parking for the site is 24 spaces. Site drainage is noted to front filtration areas, to catch basins and to storm sewer in the street. City Engineer approval of drainage details is recommended.

Landscaping is provided with foundation plantings and street trees. Solid effective screening is required along the west lot line since it is abutting an existing apartment. The site plan notes pine tree plantings at 5TM in height at a 20-foot spacing being provided along the west lot line. The trash enclosure is indicated with a 6TM high screen.

The sign location indicated on the site plan is indicated at only a 20-foot setback. A monument style sign 6 feet in height and 32 square feet in area is allowed at a 20-foot setback. Larger signs would require a 30-foot setback. Parking lot and building lighting will be provided with recessed soffit mounted down lights on the building. The building elevation indicates a full masonry building.

Mark Held, the applicant, spoke in support of the request.

Mr. Waedt moved to approve the site plan with the staff conditions. Mr. Duax seconded and the motion carried.

SITE PLAN (SP-0535) “ Xcel Energy Parking Lot Addition, W. Hamilton Avenue

SDS Architects has submitted a site plan for the expansion of Xcel Energy's parking lot in Sky Park. The site plan shows a 112-stall parking lot added to the north of the existing parking area. Access is through the existing parking lot at the site. Drainage will flow off to surrounding vacant property owned by the applicant. City Engineer approval of drainage details is recommended. Landscaping is provided by maintaining existing trees on the property or by relocating pine trees around the perimeter of the parking lot. Exterior lighting will be provided with two poles in the parking lot area. Pole heights will be 30 to 40 feet with shielded lighting fixtures. The added parking is needed for this facility given the number of cars that are parking on the street.

Tracy Skogsted, Xcel Energy, spoke in support of the request.

Mr. Duax moved to approve the site plan subject City Engineer approval of drainage details. Mr. FitzGerald seconded and the motion carried.

10. SITE PLAN (SP-0537) “ Documation Addition, International Drive

Ayres Associates is requesting approval in a site plan for an addition to the Documation building at 1556 International Drive in Sky Park. The site plan shows a 75TM x 140TM addition to the south wall of the existing building. The site plan shows expansion of the existing parking lot south of the building from 49 stalls to 67 stalls. Site access remains the same. The loading dock off the south wall of the building is moved with the new addition.

Site drainage is to grass swales to catch basins to storm sewer in the street. City Engineer approval of drainage details is recommended. Landscaping is provided with relocated street trees. Exterior lighting is noted on the site plan with shielded shoebox style fixtures. The building materials for the addition will match the existing facade of the building.

Jeff Halloin, Landmark Company, spoke in support of the request on behalf of the applicant.

Mr. FitzGerald moved to approve the site plan subject City Engineer approval of drainage details. Mr. Waedt seconded and the motion carried.

11. COMPREHENSIVE PLAN

Mr. Huggins provided an overview of the changes and revisions approved at the previous meeting. The Commission then reviewed additional changes to the draft; including:

- a. Page 5-21, Policy 11, the second paragraph. Mr. Tappen moved to delete the second and third sentences and then add the following, “The City should conduct a study of the number of boats that typically use Dells Pond and the upper Chippewa River to determine the boating capacity of this portion of the river as well as whether any of the semi-submerged logging booms should be removed. Mr. Waedt seconded and the motion carried.
- b. Page 13-3, Ms. Kincaid moved to add the following sentence after the last bullet statement at the bottom of the page, “A key focus of the chapter is on the intergovernmental policies regarding the major public functions and services that bear directly on the City's long-term growth and physical development. The motion was not seconded.
- c. Page 13-8, Objective #3, Ms. Kincaid moved to revise the wording of Objective #3 to read as follows, “Pursue expanded collaboration among government jurisdictions and agencies to share services and facilities more cost effectively when providing public services in the metropolitan area. Mr. FitzGerald seconded and the motion carried with Mr. Tappen voting no.
- d. A proposal to revise the wording on Page 1-1, paragraph 2 was discussed, but no action was taken.
- e. A proposal to revise the wording of the last paragraph in the adoption resolution was discussed, but no action was taken.

Mr. Duax moved to approve the resolution recommending the adoption of the Eau Claire Comprehensive Plan and including the two revisions approved by the Commission at this meeting to those revisions listed in Attachment 1. Mr. Waedt seconded and the motion carried.

MINUTES

The minutes of the July 18, 2005 Plan Commission meeting were approved.

The meeting was adjourned at 9:50 p.m.

Laura Jensen, Secretary